



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 1, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

(3:03)

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**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: DECEMBER 1, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property between Michael and Beatrice Katz Family Trust Bypass Trust and the City of Las Vegas for real property and vacant land located at 314 North Las Vegas Boulevard and 300 North 6th Street, APNs 139-34-512-004, 139-34-512-012 and 139-34-512-014 for \$1,726,000 (City Facilities Capital Project Fund) - Ward 5 (Weekly)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,726,000

☒

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** City Facilities CPF Fund

**PURPOSE/BACKGROUND:**

Since 1994, the City has had a Lease Agreement with Manpower, Inc. for office space. The City now wishes to purchase the 6,400 square foot commercial building and vacant land consisting of approximately .16 and .16 acres. The City will relocate all Manpower's office equipment and machinery.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for the Purchase and Sale of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this is the sales agreement with Katz Family Trust to purchase the Manpower Building across the street from City Hall, along with two parcels that the Trust owns across the alley on the other side of that building for \$1.726 million. That is below the appraisal for the property. The City has

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Public Works

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**MINUTES – Continued:**

leased all the upstairs and 2,600 square feet downstairs from Manpower since approximately 1993. The lease agreement costs the City approximately \$400,000 per year. Even at less than a \$1 per square foot, the amount adds up over a longer period of time. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:06)

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**CITY COUNCIL MEETING OF: DECEMBER 1, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with the Community College of Southern Nevada for use of a portion of land located at the Northeast and Northwest corners of Elkhorn Road and Durango Drive, APN 125-17-801-001 - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff received an unsolicited letter of proposal from the Community College of Southern Nevada on 10/29/03 expressing their desire to enter into a Memorandum of Understanding to develop the Community College of Southern Nevada Town Center campus. The campus will serve as a full-service community college and nursing school.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter from the Community College of Southern Nevada dated 10/29/03
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the City received a letter requesting negotiation for certain acreage the City holds under a Bureau of Land Management lease in Ward 6. Staff is seeking permission to enter into negotiations for those 60 acres of land, less the planned roadways dissecting the land. In addition, the negotiations will be impacted by that portion of the land the City has nominated for auction. It is anticipated that

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Public Works

Item 2 - Discussion and possible action authorizing staff to enter into negotiations with the Community College of Southern Nevada for use of a portion of land located at the Northeast and Northwest corners of Elkhorn Road and Durango Drive, APN 125-17-801-001 - Ward 6 (Mack)

**MINUTES – Continued:**

after construction in the area there will be approximately 30 acres of useable land. Staff would bring back any contract for consideration by the Committee. COUNCILMAN WEEKLY questioned the College's intent for the land. MR. ROARK stated that there was an indication that it might be for a nurse training facility, administrative buildings and other school activities. It appears that the uses will be centered on the medical field.

COUNCILMAN WEEKLY confirmed with MR. ROARK that the City is not paying any lease payments to the Bureau of Land Management beyond the \$100 application fee. If an agreement were reached, the two entities would enter into an Interlocal. MR. ROARK added that he would recommend against releasing the land in case the project did not go forward and to incorporate a reversionary clause for it to return to the City in that event. An Interlocal would simply allow the College to work another lease with BLM. It would be critical to take into consideration all the roadways planned for south of the property and the commercial development already under way.

COUNCILMAN WEEKLY discussed with MR. ROARK that the existing BLM lease allows the City the flexibility to allow another government entity to utilize the land held under the City's lease. However, the City would have to have the land reverted in case the College project did not go forward. DEPUTY CITY ATTORNEY PONTICELLO pointed out that the City would have to comply with BLM regulations for any of the activities described.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:12)

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CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:12)

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**THE MEETING ADJOURNED AT 3:12 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
December 31, 2003